



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Final

### City Council

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Monday, January 24, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING

#### **3:00 P.M. - CALL MEETING TO ORDER**

*Mayor Evans called the meeting to order at 3:00 p.m.*

**Present** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### **WORK SESSION**

Follow-up Discussion Regarding 2022 Bond Propositions

*Chief Financial Officer Troy Lestina summarized the 2022 bond election propositions, including the Multi-Generational Recreation and Library Facility, Linear Trail Expansion, Community Park Improvements, Miracle Field, and Veterans Memorial. He spoke on bond issuance assumptions and tax rate projections, the bond project schedule, and the bond election impact analysis, and answered Council questions. City Manager Joe Smolinski answered questions regarding street projects. Joe and Nick Bulaich, Hilltop Securities, spoke and answered questions on tax rates. There was detailed discussion between Council Members regarding the proposed projects. Direction was given to staff to move forward with the \$7 million Veterans Memorial option.*

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:17 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:33 p.m. Mayor Evans adjourned the executive session at 7:11 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-20-16161

#### **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

Economic Development Project #21-09

Economic Development Project #21-14

**Personnel Matters Pursuant to Section 551.074**

**Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Economic Development Project #21-09

Economic Development Project #21-14

Economic Development Project #21-28

Economic Development Project #21-33

Economic Development Project #22-01

Economic Development Project #22-02

**6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 7:19 p.m.*

**INVOCATION**

*Pastor Paul Mints of The Church at Lake Ridge gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Bounds led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Council Member Leyman led the Texas Pledge.*

## **PROCLAMATION**

[21-4454](#)

Orion Jean "Spreading Kindness"

*Mayor Evans read and presented the proclamation to Orion Jean. Orion Jean's parents spoke on their son's accomplishments and thanked Mayor Evans for the recognition. Orion Jean spoke and presented the Mayor with a signed copy of his book, "A Kids Book about Leadership."*

## **CITIZEN COMMENTS**

*Mark Castaldo, 109 S Main St. - Mr. Castaldo spoke on parking signage in front of downtown restaurants.*

*Andrea McMillin, 122 N Main St. - Ms. McMillin spoke regarding the 2nd Annual Feed the Need Food Drive.*

*Johnny Williams, 1104 Pebble Beach Dr. - Mr. Williams spoke regarding the parklets on Main Street.*

## **COUNCIL ANNOUNCEMENTS**

*Council Member Leyman spoke regarding Orion Jean's accomplishments.*

*Council Member Short had no announcements.*

*Council Member Lewis spoke regarding the HMBA Feed the Need Food Drive.*

*Mayor Pro Tem Tonore spoke regarding Orion Jean's accomplishments.*

*Council Member Bounds spoke regarding the City's social media accounts and thanked all who have volunteered for the city.*

*Council Member Broseh stated God Bless Mansfield.*

*Mayor Evans spoke regarding the HMBA Feed the Need Food Drive.*

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

#### **Current/Future Agenda Items**

*Police Chief Tracy Aaron presented an update and answered questions on the remodel of the Police Building and received direction from Council regarding the direction the project should take moving forward.*

*Troy Lestina informed the Council that Fitch Ratings reviewed the water and sewer debt, affirmed the City's AAA rating, and recognized Director of Water Utilities Jeff Price and his staff for their work.*

HMBA: Feed the Need Food Drive - Nicolette Ricciuti

*Strategic Initiatives Officer Nicolette Ricciutti spoke on the 2nd Annual HMBA Feed the Need Food Drive benefiting the Mansfield Mission Center.*

## **Communications and Outreach Department Report**

[22-4489](#)

Departmental Quarterly Reports

*Staff was available for questions.*

## **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Short to authorize the City Manager to enter into and execute a contract to acquire the property as discussed in executive session for Economic Development Project #21-14. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**A motion was made by Council Member Broseh to authorize the City Manager to move forward in negotiations and to execute contracts on Economic Development Project #21-09 as discussed in executive session. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**A motion was made by Council Member Bounds to authorize the City Manager to negotiate and execute the real estate transaction as discussed with City Council on Economic Development Project #21-28. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 1 - Mike Leyman

**Abstain:** 0

**CONSENT AGENDA**[21-4456](#)

Resolution - A Resolution to Consider Support for a Grant Application to the Texas Parks and Wildlife Department for Matching Fund Assistance for Development of a Trail Connecting McClendon Park West and McClendon Park East

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION TO CONSIDER SUPPORT FOR A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FOR MATCHING FUND ASSISTANCE FOR DEVELOPMENT OF A TRAIL CONNECTING MCCLENDON PARK WEST AND MCCLENDON PARK EAST**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3814-22

[22-4480](#)

Resolution - A Resolution Changing the Designated Authorized Official And Conveying the Power and Authority on the City's Behalf to Apply for, Accept, Reject, Alter or Terminate the Justice Assistant Grant (JAG) Received through the Governor's Office of the State of Texas

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION CHANGING THE DESIGNATED AUTHORIZED OFFICIAL AND CONVEYING THE POWER AND AUTHORITY ON THE CITY'S BEHALF TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE JUSTICE ASSISTANCE GRANT (JAG) RECEIVED THROUGH THE GOVERNOR'S OFFICE OF THE STATE OF TEXAS**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3815-22

[22-4481](#)

Resolution - A Resolution Approving the Purchase and Construction of a New Public Safety Burn Tower in the Amount of \$2,540,410 and Authorizing the City Manager to Execute an Agreement with FireBlast Global, of Corona, CA on Behalf of the City

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION APPROVING THE PURCHASE AND CONSTRUCTION OF A NEW PUBLIC SAFETY BURN TOWER IN THE AMOUNT OF \$2,540,410 AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FIREBLAST GLOBAL, OF CORONA, CA ON BEHALF OF THE CITY**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3816-22

[22-4488](#)

Resolution - A Resolution to Authorize the City Manager to Execute an Agreement with Bureau Veritas North America, Inc., of Plano, TX, on Behalf of the City, for Building Plan Review and Inspection Services, Subject to Final Review and Approval by the City Attorney

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BUREAU VERITAS NORTH AMERICA INC., PLANO, TX, ON BEHALF OF THE CITY, FOR BUILDING PLAN REVIEW AND INSPECTION SERVICES, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3817-22

[22-4491](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter into an Interlocal Agreement with Kaufman County for the Procurement of Goods and Services

A motion was made by Council Member Short to approve the following resolution:

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KAUFMAN COUNTY FOR THE PURPOSE OF COOPERATIVE PURCHASE OF GOODS, PRODUCTS AND/OR SERVICES**

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Lewis. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3818-22

[22-4487](#)

Minutes - Approval of the January 10, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the January 10, 2022 Regular City Council Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4492](#)

Minutes - Approval of the January 18, 2022 Special City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the January 18, 2022 Special City Council Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

#### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[22-4484](#)

Approval of a Parklet Program Permit Renewal Application for the Parklet

Located at 126 North Main Street in Historic Downtown Mansfield

*Council Member Leyman removed this item from the consent agenda. Nicolette Ricciuti answered Council questions.*

**A motion was made by Council Member Leyman to deny the permit renewal application. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

**Nay:** 1 - Tamera Bounds

**Abstain:** 0

[22-4485](#)

Approval of a Parklet Program Permit Renewal Application for the Parklet Located at 117 North Main Street in Historic Downtown Mansfield

*Council Member Leyman removed this item from the consent agenda. Nicolette Ricciuti answered Council questions.*

**A motion was made by Council Member Leyman to deny the permit renewal application. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

**Nay:** 1 - Tamera Bounds

**Abstain:** 0

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

[21-4461](#)

Ordinance - Public Hearing and Consideration of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program, Providing for Facility Standards; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

*Director of Community Services Matt Young presented the item.*

*Mayor Evans opened the public hearing at 8:14 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:14 p.m.*

**A motion was made by Council Member Short to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, SETTING FORTH THE STANDARDS OF CARE FOR THE RECREATION DEPARTMENT'S KIDS ZONE PROGRAM FOR THE CITY OF MANSFIELD; PROVIDING FOR THE OPERATIONAL**



STANDARDS OF THE ADMINISTRATION FOR THE PROGRAM; PROVIDING FOR THE INSPECTING, MONITORING, AND ENFORCEMENT OF THE STANDARDS OF CARE; PROVIDING FOR THE STAFFING LEVELS, TRAINING AND RESPONSIBILITIES FOR THOSE WORKING IN THE PROGRAM; PROVIDING FOR FACILITY STANDARDS; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2240-22

### **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

#### **21-4452**

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District, and 2F, Two-Family Residential District, to PD, Planned Development District, for Warehouse/Distribution Uses on Approximately 19.99 Acres out of the F.B. Waddell Survey, Abstract No. 1658, Tarrant County, TX, Located on the South Side of Mouser Way, Approximately 2,000 Feet East of FM 157 and Approximately 1,550 Feet West of U.S. 287; Gary Riner of FRS Design Group, Inc. (Architect) and Bill Baird of Baird, Hampton & Brown, Inc. (Engineer) on Behalf of Pete Shopp of Mouser Electronics, Inc. (Owner/Developer) (ZC#21-017)

*Director of Planning Jason Alexander presented the item.*

*Mayor Evans opened the public hearing at 8:17 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:17 p.m.*

**A motion was made by Council Member Lewis to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR WAREHOUSE AND DISTRIBUTION USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2241-22

### **SUB-COMMITTEE REPORTS**

#### **22-4486**

Minutes - Approval of the January 10, 2022 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the January 10, 2022 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 3 - Casey Lewis; Todd Tonore and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Larry Broseh; Julie Short; Mike Leyman and Michael Evans

### **NEW BUSINESS**

#### **22-4494**

Discussion and Possible Action Regarding Priorities Identified During the January 10, 2022 Historic Downtown Revitalization Subcommittee Meeting

*Nicolette Ricciuti presented and answered Council questions.*

**A motion was made by Council Member Leyman to approve the priorities identified. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

#### **22-4490**

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of March 14, 2022 to March 7, 2022 and the Regular Scheduled City Council Meeting of March 28, 2022 to March 21, 2022

**A motion was made by Council Member Short to suspend the Procedural Rules of Council and reschedule the two regularly scheduled City Council Meetings. Seconded by Council Member Bounds. The motion CARRIED by the following**

**vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4493](#)

Discussion and Possible Action Regarding Naming of the Pond behind the Parks Administration Building on Matlock Rd. after Honorable Toby Goodman

*Council Member Leyman presented the item and stated he has begun the process of naming the park behind the Parks Administration Building after the Honorable Toby Goodman. No action was needed by the Council at this time.*

**ADJOURN**

**A motion was made by Council Member Broseh to adjourn the meeting at 8:32 p.m. Seconded by Council Member Leyman. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary